



**93, Binstead Lodge Road,
Ryde,
Isle Of Wight,
PO33 3TS**

£185,000



This well presented semi detached bungalow can be found tucked away within a quiet corner of Binstead. It is positioned in a small cul-de-sac and backs on to the nearby recreation park so ideal for those who like exercising or walking the dog. The generous lounge overlooks and opens directly into the enclosed lawn garden to the rear as does the smart modern kitchen. Other up to date attributes include the shower suite, double glazing and gas central heating system. Bus routes are close by as is the Community Centre where regular events and social gatherings take place offering a good way to integrate yourselves into the community. The village shop and post office are a little further away and if you jump in the car you can be in Ryde town centre in a matter of minutes where you will find a much broader selection of facilities. Schools to suit all ages are accessible should you be looking for a family home.

- 2 Bedrooms
- 17'8 Lounge
- Modern Kitchen
- Well Placed For Buses & Community Centre
- Close To Recreation Park
- Tucked Away in Quiet Cul-De-Sac
- Modern Shower Suite
- D/Glazing & Gas C/Heating
- Lawned Gardens
- No Onward Chain



ACCOMMODATION

Porch Double glazed sliding patio door. Inner front door to:-

Entrance Hallway Fitted cupboard housing consumer unit. Double radiator. Built in linen cupboard. Access to loft space. Doors off to:-

Lounge 17' 8" x 10' 10" (5.38m x 3.30m)
Double glazed sliding patio doors overlook the enclosed garden. Double glazed window to rear. Two double radiators. Television point. Telephone point.

Kitchen 10' 3" x 8' 10" (3.12m x 2.69m)
Modern matching range of wall mounted and base units complemented by contrasting work surface and tiling. Inset stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for fridge/freezer. Fitted gas hob, electric fan assisted oven and extractor hood. Breakfast bar. Double glazed windows to side and rear overlook the gardens. Wall mounted gas combination boiler producing hot water and gas central heating. Glazed door off to:-

Rear Porch Double glazed windows to two sides. Double glazed door to garden.

Bedroom 1 16' 6" x 10' 11" (5.03m x 3.32m)
Front facing double glazed window overlooking the lawned garden and the brick paved approach to the cul-de-sac. Double radiator. Television point.

Bedroom 2 10' 3" x 8' 10" (3.12m x 2.69m)
A twin aspect room with double glazed windows overlooking the garden and offering views across the surroundings beyond. Double radiator.

Gardens The frontage is mainly laid to lawn and interspersed with the occasional shrub. A gated side access leads to the enclosed rear garden. This is also laid to lawn and screened from the surroundings by fence boundaries. A single mature shrub sits adjacent to two of the boundaries. Paved patio area. Garden tap.

Garage A pitched roof garage with an up and over door.

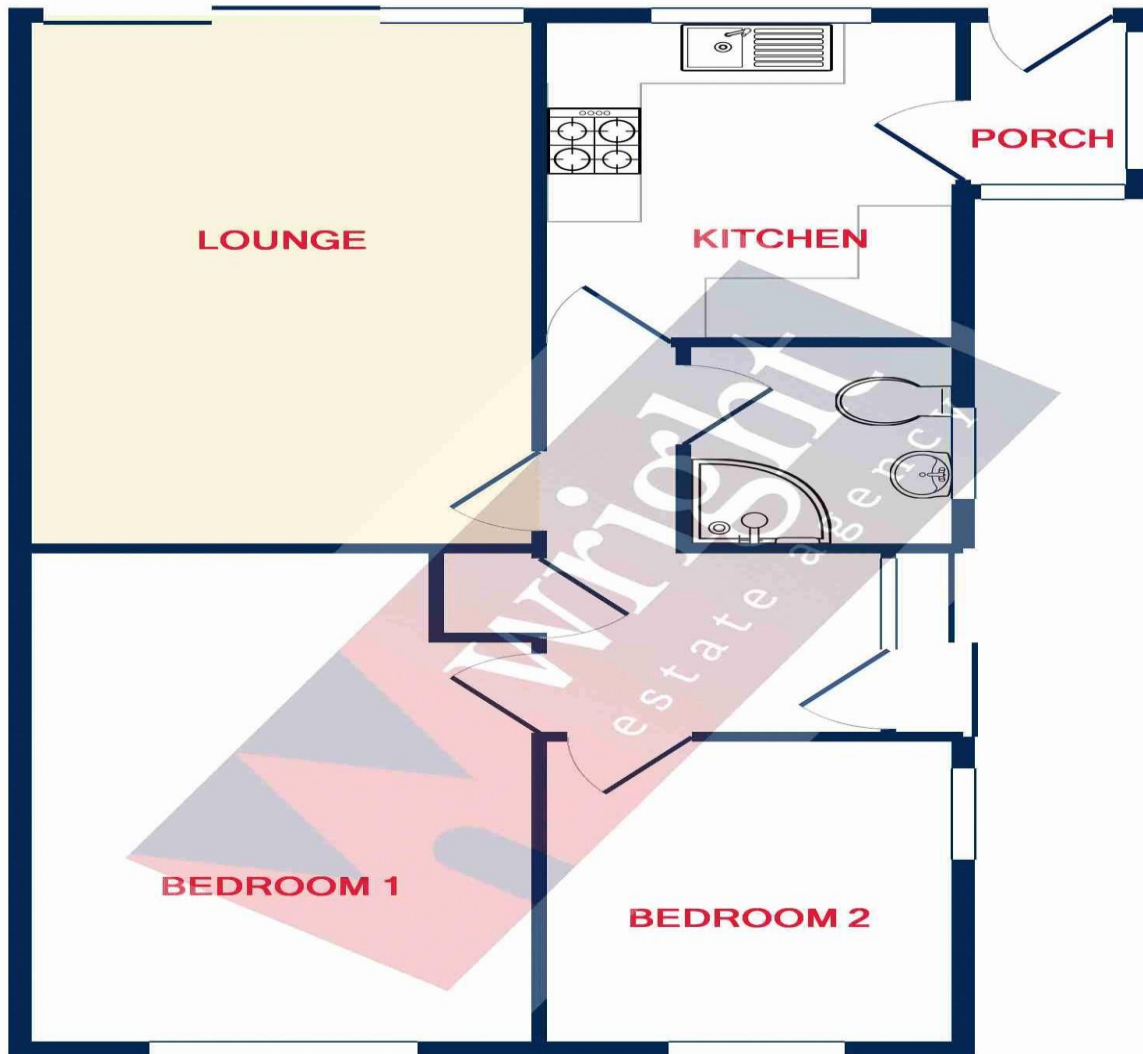
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Services Unconfirmed gas, electric, telephone, mains water and drainage.

Council Tax BAND C

Agents Note: Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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